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The Planning Board held its first meeting of 1956 on January 10th with the following members present: Messrs. Atkinson, Gurnell, O'Neil and Mendell and Mrs. Willis.

After the reading of the minutes of the previous meeting their adoption was moved by Mr. Gurnell and seconded by Mr. O'Neil.

It was decided to renew seven memberships in the Community Planning Association of Canada for 1956. Mrs. Willis not wishing to continue as secretary, it was agreed that the Chairman should approach Mr. C. S. Patterson to ask whether he would be willing to undertake the duties of secretary.

The Board were unanimous in rejecting the Stephanie application to have Lot 4, Plan 477, corner of Thomas Street and Hillside Drive, rezoned as commercial but were agreed that, if the Stephanies could add sufficient footage from Lot 3, there would be no objection to Lot 4 being divided into two lots of not less than the minimum requirements as to size (50 ft. frontage, 7,000 square feet area), it being understood, of course, that Lot 3 could not be reduced below the same minimum.

The secretary was instructed to find out from Mr. McGillivary that letter had been written to Dr. Montemurro and/or Mr. Holmes confirming the agreement that the garages at the rear of the stores at the corner of Queen Street and Maiden Lane must be removed before the stores could be occupied.

A letter from Mr. McGillivary forwarding the Vista Development request that Block A of their subdivision be rezoned as residential and submitting plans for the development of Blocks A, C, D and E was dealt with. The Board reaffirmed its wish to defer a decision on Block A until after the annexation hearing. Plan for Block D was approved. Plans for Blocks C and E could not be approved as the measurements were not correct.

Council having requested the Board to revise Pages 36 to 48 of the Zoning By-law, it was decided to ask Mr. Deacon of Deacon & Arnett whether he would be willing to undertake this work and, if so, to secure an estimate of the probable cost before authorizing him to proceed.

The meeting was adjourned at 10.00 P.M.

W. Atkinson

The Planning Board met on ~~June~~ 24, 1956, with the following members present: Messrs. Atkinson, Arch, Mendell, Gurnell and O'Neil and Mrs. Willis.

Adoption of the minutes of the previous meeting was moved by Mr. Gurnell and seconded by Mr. O'Neil.

As the Council were meeting jointly with the Board to discuss Block A of the Vista subdivision plan, this item of business was dealt with first. The principal arguments advanced against the development of Block A commercially were that it is not a central location for serving Vista, Dolphin and Streetsville Construction subdivisions, that it adjoins the school site and that it is larger than necessary. It was finally moved, therefore, by Mr. Mendell and seconded by Mr. Gurnell "that Block A on Plan No. 513 be released for residential use and that an area of one acre be reserved in the Industrial Area for a community shopping centre to be agreed on by the Planning Board and Council.

Revised plans of Blocks C and E were approved by the Board but Mr. Lock was asked to submit a new plan for Block A with lot sizes conforming to R2 requirements.

The Board then proceeded to a study of new subdivision plans presented by representatives of G. S. Shipp & Son Ltd. The plan comprised the following:

Residential area (261 lots)	- 55 acres.
Commercial	- 8.3
Industrial	- 18.5
School site	- 4.5
Park	- 6

The subdivider proposed to erect semi-detached houses on Lots 150 - 175, backing on the industrial zone and the plan showed Lots 183 - 208 having only a 50-foot frontage. The Board agreed to the erection of semi-detached houses on Lots 150 - 166 only. It was also agreed that the road from Queen Street between the industrial and commercial zones should be 66 feet wide. The subdivider will submit new plans accordingly.

Mr. Geo. Baylay's revised subdivision plan of 15 lots was approved.

The meeting adjourned at 11.00 P.M.

In attendance at the February 7th, 1956, meeting of the Planning Board were Messrs. Gurnell, Atkinson, Mendell and O'Neil and Mrs. Willis.

Mr. Deacon made several recommendations for changes in the Commercial Section of the Zoning By-law and comments on the By-law as a whole. As a result of this discussion it was the Board's unanimous decision that Mr. Deacon be commissioned to undertake the redrafting of the entire by-law, the work to be completed as early as possible.

Mr. Atkinson having resigned for personal reasons from the Planning Board, Mr. O'Neil was elected as Chairman for 1956, on Mr. Gurnell's motion which was seconded by Mrs. Willis. Mrs. Willis was elected as Vice-Chairman for the same perio$ on motion by Mr. Mendell, seconded by Mr. Gurnell.

Adoption of the minutes of the previous meeting was moved by Mr. Mendell and seconded by Mr. Gurnell.

Subdivision plan of Block A of Vista Development was approved subject to checking of the accuracy of the outside dimensions of the Block.

Mr. Chester Rundle's application for building permit was held over pending receipt of a sketch showing lot, location of house, etc.

The meeting was adjourned at 11.30 P.M.

Val O'Neil

The Planning Board met on February 13, 1956, with the following present: Messrs. Gurnell, O'Neil, Arch and Mendell and Mrs. Willis.

Adoption of the minutes of the February 7th meeting was moved by Mr. Mendell and seconded by Mr. Gurnell.

After some discussion with Mr. Chester Rundle of his application to build a house on his lot on Main Street, Mr. Rundle decided that the application should be held for a month or two.

Some time was spent on the zoning by-law on which Mr. Deacon had already done some preliminary work.

Meeting adjourned at 10.00 P.M.

Messrs. O'Neil, Mendell and Gurnell and Mrs. Willis attended the March 6, 1956, meeting of the Planning Board.

Minutes of the previous meeting were read and their adoption moved by Mr. Mendell and seconded by Mr. Gurnell.

Regarding the Honsberger plan of subdivision (Reg'd. Plan #483) of 18 lots, the Credit Valley Conservation Authority having signified their approval in a letter dated March 3rd, the Board approved the plan, with the stipulation that no building may be erected within 150 feet of the centre line of the Credit River.

Mr. Geo. Baylay's plan of subdivision comprising 15 lots was approved.

On considering the Shipp 'Riverview Heights' revised plan of subdivision, it was found that more than the agreed number of 50-foot-frontage lots had been included. The subdivider will, therefore, be asked to make a further revision, with only the lots now numbered 188 - 206 inclusive being permitted a 50-foot frontage. All others must conform to the 60-foot minimum. It was also decided to write to Council strongly recommending that the public school site not be interfered with whatever decision may be made regarding a high school location.

After a study of the survey of the proposed public car park area the Board were agreed that Council should be urged to approach Mrs. King with a view to purchasing her lot on Pearl Street or, failing that, a minimum of 20 feet of frontage. It is proposed (a) that entrance to the parking lot should be from Thomas Street, (b) that the exit should be on to Pearl Street and (c) that the lane to Queen Street between Cox and Bentley should be a walk for pedestrians only. It is also suggested that some demarkation should be provided between the parking area and a service lane behind the stores which could be serviced by such a lane. The Planning Board consider that this matter is urgent and that steps should be taken to implement these suggestions, with whatever modifications may be necessary, as quickly as possible.

Meeting adjourned at 11.00 P.M.

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Present at the March 13, 1956, meeting of the Planning Board were Messrs. Gurnell, Arch, O'Neil and Mendell and Mrs. Willis.

Adoption of the minutes of the March 6th meeting was moved by Mr. Gurnell and seconded by Mr. Mendell.

Upon further consideration of Mr. Honsberger's plan of subdivision of 18 lots on Joseph Street and River Road some concern was felt as to the suitability of building on lots 12 and 18. It appeared that Mr. Honsberger's engineer's proposals for taking care of the run-off of surface water in the water course through the property would not prove feasible nor satisfactory to the Village. It was finally decided, therefore, to ask Mr. Honsberger to submit a new plan showing how he will deal with this drainage problem in view of the steep contours.

After several hours devoted to the Zoning By-law and Mr. Deacon's suggested revisions, the meeting adjourned at 1.00 A.M.

The Planning Board met on March 20th, 1956, with Messrs. Gurnell, O'Neil, Mendell and Arch and Mrs. Willis present.

Adoption of the minutes of the March 13th meeting was moved by Mr. Mendell and seconded by Mr. Gurnell.

Mr. Galloway, for Dr. Christie, and later also Dr. Christie himself, submitted plans for a modern animal hospital to be attached to the rear of Dr. Christie's residence. The hospital will be of brick construction, one-storey, air-conditioned, with windows having double sash, providing four thicknesses of glass, and non-opening. Runways and kennels will be in the basement, with no outdoor runways. Dr. Christie is investigating to find the most satisfactory unit for garbage and waste disposal, which will be installed in the building. Parking space is also provided on the property which, consisting of two lots, is 95' x 200' overall. An early decision was promised by the Board.

Mr. Don Reid asked that Lots 1, 2 and 3 (at Queen Street and Reid Road), being part of the Reid Subdivision, be re-zoned as 'commercial'. The Board were unanimous that such a change was wholly undesirable and therefore refused the application.

Vista subdivision plans for Blocks A, C, D and E were approved.

Regarding the Shipp subdivision plan, Mr. Mendell's motion (seconded by Mr. Gurnell) "that we recommend to Council that Block B, comprising 5.7 acres, be made available, if necessary, to the Council for high school purposes" was adopted.

The revised Shipp plan was therefore approved subject to the possibile change of location of Block B and with the stipulation that the subdivider shall plant suitably a 20-foot planting strip between the industrial road and the residential lots backing thereon, the 20-foot strip being gained by moving the industrial area boundary 20 feet back from the residential boundary.

The Separate School Board letter regarding school site on Church and Mill Streets was held for the next meeting.

Mr. Honsberger attended and explained that the storm sewer would not follow River Road but would cross his subdivision property. The subdivision plan was therefore approved subject to the Village agreement on drainage.

The meeting was adjourned at 11.15 P.M.

The Planning Board held a special meeting on April 5, 1956, in connection with Shipp's "Riverview Heights" subdivision. Present were Messrs. O'Neil, Gurnell and Mendell and Mrs. Willis as well as Mr. A. Arch and Mr. R. Mishaw who were welcomed as new members of the Board but who were not entitled to vote until their appointment had been ratified by a by-law.

At an earlier meeting the Board had made it a condition of approval of the plan that a 20-foot planting strip should be provided along the industrial road. In his letter of April 5th Mr. McGillivary advised that the Council, considering the planting strip unnecessary, had not required it in their agreement with the subdivider. The letter did point out, however, that Council favoured a row of trees being planted down each side of the industrial road, which Shipp were willing to do.

After prolonged discussion of Council's action Mr. Mendell moved that the Board approve the plan without the planting strip. The motion was lost, however, with Mr. Mendell and Mr. Gurnell in favour and Mr. O'Neil and Mrs. Willis opposing. Council's action was finally agreed to under protest.

The meeting was adjourned at 9.45 P.M.

The Planning Board's meeting of April 10, 1956, was attended by Messrs. O'Neil, Mishaw, A. Arch, Mendell and Mrs. Willis.

The minutes of the previous meeting have been read, their adoption was moved by Mr. Mendell, and seconded by Mrs. Willis, with the proviso that the following addendum should be made: "that Council's action (regarding the planting strip on the Shipp subdivision) was agreed to under protest".

It was moved by Mr. Mendell and seconded by Mr. Mishaw that Mr. Chester Rundle, having been advised of possible difficulties to him arising from future subdivision of adjoining properties, be allowed to proceed with the building of one house on his land fronting on Main Street.

After the reading of the Department of Planning & Development letter ruling against our application for Amendment No. 2 the secretary was instructed (1) to write the Department that we are content to accept their decision and (2) to advise Mr. C. Caves of said decision.

It was decided to write Council strongly urging that every effort be made to save the trees in the widening of Queen Street.

The meeting was adjourned at 10.05 P.M.

The Planning Board then moved into a joint meeting with Council for the purpose of considering what revisions should be made in the boundaries of the lands proposed to be annexed to the Village. At the conclusion of the joint meeting the Board re-convened and unanimously passed the following resolution (moved by Mr. Mishaw and seconded by Mr. A. Arch:

"that the area to be sought in annexation from Toronto Township be amended so as to include the lands within the following area:- Commencing at a point in the centre line of the Town Line where it is intersection by a line drawn parallel to and 150 feet south of the southerly limit of the Base Line; thence northerly along the said centre line to where it is intersected by the southerly limit of Highway 401; thence easterly along the last mentioned limit to where it is intersected by the centre line of the Credit River; thence following the said centre line downstream to where it is intersected by a line drawn parallel to and distant 300 feet easterly measured at right angles to the westerly limit of Lot 7, Concession III W.H.S. and continuing southerly to a point 150 feet southerly from the southerly limit of the Base Line; thence westerly parallel to the last-mentioned limit to the point of commencement."

Meeting adjourned at 1.00 A.M.

J. M. Willis
Vice-Chairman.

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The May 1st meeting of the Planning Board was attended by Messrs. W. Arch, Mishaw, Mendell, A. Arch, Gurnell and Mrs. Willis.

Adoption of the minutes of the April 10th meeting as read was moved by Mr. Mendell and seconded by Mr. Mishaw.

Mr. Pine, representing Mr. Alkins, applied for permission to erect a new service station at the corner of Queen and Henry Streets. The existing garage having been closed for approximately two years, it was pointed out by Mr. Deacon that the property had reverted to a residential category, it being in a residential zone, and that, this being the case, no decision could be made until after the passing of our Zoning By-law, when a Committee of Adjustment could ask for a change in the By-law. Reeve Arch felt that the present commercial zone should be extended northwards along Queen Street but agreed that the Planning Board is not at present in a position to entertain any changes or amendments. Mr. Pine was told that he could appear before the Municipal Board at its hearing of our Zoning By-law.

Applications, from Canadian Petrofina for a service station on Queen Street North, and from Mr. Koshel to sell two lots from his property adjoining the Stephanie Subdivision were held over pending receipt of further information.

Mr. Beatty, representing Mr. Chas. Caves in the matter of Lots 1 and 2, Plan 374, at Queen Street and Britannia sideroad, advised that a bank now wishes to located on Lot 1 and asked that the Planning Board urge reconsideration of our application for amendment. The matter was held over pending a meeting between Department of Planning & Development representatives, Council and Planning Board, which the Council is seeking.

The Board next heard from Mr. Gunby and Mr. Pope regarding Shipp subdivision and the Metro Planning Board letter in that connection. It was decided (1) that lots 110 - 116 inclusive would be set aside as a block for the present, to await development; (2) that the boundary between Green Belt and Residential Zones along the Credit River should be defined as Contour 290 from the northerly boundary to its intersection at Lot 41 with Block A; and (3) that regarding connecting street between Shipp and Baylay properties, the Metrop Board should be advised that the Board had considered this and concluded that the contours and topography of the Baylay land are such that it can be better served by a short dead-end street from the Britannia side road, such street to be located approximately 50 feet east of Joseph Street.

A survey of the proposed Separate School property having been received and noted, Mr. Mendell moved that the site be approved as it conforms to the zoning by-law and there appear to be no objections to it. The motion was seconded by Mr. Gurnell.

Mr. Frank Dowling submitted a survey of lot on Main Street at Wyndham Street, which is 93' x 117 ' deep (to Mill Street) and asked whether division into two lots could be sanctioned. The application was refused as the resulting lots would be too small to conform to the zoning by-law.

At a special meeting of Planning Board on May 9th, 1956, with Messrs. O'Neil, A. Arch, W. C. Arch, Mendell and Mrs. Willis present, the Canadian Petrofina application for a service station on Queen Street North was granted.

The Board then proceeded to a study of the lands proposed for annexation and how they should be zoned and concluded with the following resolution:

"That the Board approves the proposed official land uses for the lands proposed to be annexed to the Village of Streetsville as shown on the map studied by the Board at this meeting". (Moved by Arthur S. Arch and seconded by H. M. Willis.)

Meeting was adjourned at 10.20 P.M.

H. M. Willis.
(Vice-Chairman)

The Planning Board met on May 22, 1956, with the following members present: Messrs. W. C. Arch, A. S. Arch, H. J. Gurnell, R. Mishaw and Mrs. Willis.

Adoption of the minutes of the May 1st meeting was moved by Mr. A. Arch and seconded by Mr. Mishaw; of the May 9th meeting by Mr. Gurnell and Mr. W. C. Arch.

It was unanimously agreed that the Alkins application for a garage at Queen and Henry streets could only be refused for even if the property should be rezoned as 'commercial', a service station could not be sanctioned, the Zoning By-law permitting service stations in industrial zones only.

The meeting then proceed to consideration of Department of Planning and Development conditions of approval of the Shipp subdivision plan, and the secretary was instructed to write Mr. Tyrrell, giving him our comments and recommendations on the eleven conditions.

Mr. Honsberger submitted architect's drawings for a fourteen-suite apartment house which he proposes to erect on a lot 93' x 125' on Main Street at Wyndham Street. As the lot size, side, front and rear yards, and ratio of building area to lot area did not conform to the requirements of the Zoning By-law, Mr. Honsberger was asked to make the necessary revisions. He will also explore with Council the possibility of buying the Wyndham Street allowance between Main and Mill Streets so as to increase his lot frontage.

Meeting was adjourned at 10.40 P.M.

Present for the Planning Board meeting of May 29, 1956, were Messrs. A. Arch, O'Neil, Mendell and Mrs. Willis, and Reeve Arch, and Mr. Mishaw.

Adoption of the minutes of the May 22nd meeting was moved by Mr. A. Arch and seconded by Mrs. Willis.

Mr. O'Neil regretfully submitted his resignation as a member of the Board but was willing to carry on until a new member could be appointed.

Mr. Koshel's application to form a lot at the end of Hillside Drive and erect a house thereon had to be refused as his property is in a Rural Agricultural Zone where lots less than the 25-acres minimum are not permitted by the Zoning By-law.

Mr. Hidaka and Mr. Bain of the Department of Planning and Development came to the meeting for a discussion of our application for Amendment No. 2 to the Official Plan.

When the application was originally made, a service station proposed to locate on Mr. Caves' lot at Queen and Britannia. It was felt that the fact that a bank now proposed to locate here instead removed most of the objections to the re-zoning of this lot as commercial and it was decided therefore to re-submit the application for this part (Item 2) of the amendment.

Mr. Hidaka suggested that before taking further action, if any, regarding Item 3 (the extension of the commercial zone north on the east side of Queen Street), the Planning Board should make a very careful and detailed study of the whole commercial area, traffic and parking problems, etc. It was therefore decided to ask the Minister to hold Item 3 of the application in abeyance for the time being.

Meeting was adjourned at 11.00 P.M.

Val O'Neil

The Planning Board met on June 19, 1956, with Messrs. A. Arch, Mendell, Gurnell, and Mishaw and Mrs. Willis in attendance. Also present as an observer was Mr. J. Wingfelder whose appointment to the Board had not yet been confirmed by by-law.

Adoption of the minutes of the previous meeting was moved by Mr. Mendell and seconded by Mr. Mishaw.

Mr. Tolton addressed the meeting regarding his proposal to alter the Presbyterian Manse to provide office quarters for rental and for his publishing and printing business and to erect an addition to the rear of the present building for his printing plant. Mr. Tolton was advised of the Board's unanimous decision that, the property being in a residential zone, it was not possible to approve his proposal.

It having been found that the map submitted with the Zoning By-law did not exactly correspond to the Official Plan, a resolution was passed asking Council to amend Schedule A to the Zoning By-law (1202), and the securing of corrected maps was arranged for.

Approval was granted to the deed covering transfer of land from the Staley Estate to the Streetsville Separate School Board.

The Board granted the Vista application to add 5 feet of frontage of lot 115 to lot 116 because the already partially-built house on lot 116 had been incorrectly located. The secretary was instructed also to advise Vista that Blocks A, C, D and F must conform to the new zoning by-law requirements as to side yards, etc.

There followed a long discussion of Mr. W. C. Arch's letter of June 19th regarding the triangular piece of property between the C.P.R. branch line, Queen Street and Toronto Township, on Queen Street North. Mr. Mendell's motion was passed "that, providing the minimum set-back of buildings is 25 feet, we approve in principle the use of this land for the purpose as outlined in the sketch submitted as of June 19th". In all other respects the requirements of the Zoning By-law for M1 zones must be adhered to.

Chairman Val O'Neil expressed his regret that this was his last meeting as a member of the Planning Board and thanked all for their support and co-operation. On behalf of the Board Mr. Mendell moved a vote of thanks to Mr. O'Neil, an original member of the Board, who had served the Board well.

The secretary advised that no applications had been received for the position of secretary of the Board. All members were urged to keep in mind the need to find a suitable person willing to undertake the job.

The July 10, 1956 meeting of the Planning Board was attended by Messrs. A. Arch, J. Wingfelder, H. J. Gurnell and R. Mishaw and Mrs. Willis.

Mrs. Willis, vice-chairman for 1956, explained that, no one having been found to serve as secretary, she felt it was not feasible for her to be chairman as well and that the election of a new chairman therefore seemed necessary. On Mr. Gurnell's motion, seconded by Mr. Mishaw, Mr. Arthur Arch was elected chairman of the Board for the balance of 1956.

The minutes of the June 19th meeting having been read, Mr. Wingfelder moved their adoption as read and Mr. Mishaw seconded the motion.

The Shell Oil application for permission to erect a service station on the north-east corner of Queen and Ker Streets was refused as the lot is in a residential zone.

Mr. Koshel attended to explain his wish to form two lots at the south boundary of the Stephanie Subdivision. The obstacles and difficulties having been explained, Mr. Koshel agreed to await the passing of the Zoning By-law and the formation of a Committee of Adjustment by which, it was hoped, some solution could be found for the problem posed by the narrow strip of land in question.

Council's letter asking that William Street from Henry Street to Britannia sideroad be re-zoned as 'light industry' was noted and the secretary asked to reply that the Planning Board had agreed on this in principle at their meeting of October 18, 1955, but consider that action on it must be deferred until the passing of our Zoning By-law by the Municipal Board.

It was decided to enquire of Council whether Tube Benders and Fabricators' agreement to landscape their property was a written one.

Meeting was adjourned at 10.00 P.M.

Arthur L Arch

The Planning Board met on August 20th, 1956, with the following present: Messrs. Wingfelder, Gurnell, W. C. Arch, Arthur S. Arch, Mendell, Mishaw and Mrs. Willis.

The secretary pointed out that a mistake had been in the original official plan map, as regards the southern boundary of the commercial zone on Queen Street South and that, when this was explained to the Chairman at the Municipal Board hearing of the zoning by-law on August 13th, he had advised that the procedure to correct this error was to submit an application for amendment to the Department of Planning and Development. The following motion by Mr. Mishaw, seconded by Mr. Wingfelder, was therefore passed unanimously:

"That, a mistake having been made in the designation of the southern boundary of the C1 Zone on the Official Plan, the secretary be instructed to proceed with an application for an amendment. The southern limit of the C1 zone is H. Andrew's store (Lot 20) as agreed by the Planning Board on November 30, 1953.

The Board then moved into a joint meeting with Council when Mr. Ward Allen raised the various points which had come up in connection with the zoning by-law at the hearing. The hour being already late, it was decided to hold over Mr. Allen's letter for the next Planning Board meeting.

Arthur S. Arch

The Planning Board met on August 22, 1956, with the following members in attendance: Messrs. Mishaw, Gurnell, Wingfelder, A. Arch and Mrs. Willis.

Adoption of the minutes of the July 10th meeting, as read, was moved by Mr. Mishaw and seconded by Mr. Gurnell.

Mr. Tolton — and Mr. Reynolds, representing the Presbyterian Church — were present. Mr. Tolton further outlined his proposals regarding the Manse property. In his letter of August 16th Mr. Tolton had asked that the entire lot be re-zoned as 'commercial'. It was explained that, due to an error in the preparation of the Official Plan map, the commercial zone was shown as extending beyond the intended southern limit and that application had already been made to the Department of Planning and Development for permission to correct the Plan map. However, the Board promised to consider the matter very carefully and to arrive at a decision before the close of the meeting. This was subsequently done, and the following resolution, moved by Mrs. Willis and seconded by Mr. Mishaw, was carried: "that Mr. Tolton's application to establish his printing business in the Presbyterian Manse property be refused as the area is residential".

Application to erect a service station (White Rose) on the rectory property at the south-west corner of Queen and Tannery Streets was refused as this in a commercial zone and service stations may only be located in an industrial zone.

In connection with Tube Benders' submission at the Municipal Board hearing of August 13th regarding their intention to build offices at the front of their plant, which would bring the building line within 40 feet of Ellen Street at the north-west corner of their lot, the secretary was instructed to lodge a strong objection with the Municipal Board. The secretary was further instructed to write Council protesting Council's decision not to oppose this submission at the hearing before Planning Board had an opportunity of considering it.

Mr. J. D. Taylor's letter of August 16th regarding the M1 zoning requirements and its application to Tube Benders & Fabricators' operations was read and action on it held for discussion with Mr. Deacon as the Board were agreed that the permitted uses in M1 zones as outlined in the Zoning By-law must be reviewed.

Council having advertised the proposed re-zoning of William Street from Henry Street to Britannia sideroad, from residential to industrial, the secretary was asked to proceed with the application to the Department of Planning and Development.

(over)

In connection with the Municipal Board's hearing of the Zoning By-law on August 13th and Mr. Ward Allen's letter of August 14th covering the various questions raised thereat, the Board felt it should have the advice of Mr. Deacon and it was, therefore, decided to ask the Municipal Board whether its decision could be deferred long enough to permit this. (Mr. Deacon will not be available until September 1st.)

It was agreed to reply to letter of August 17th from Mr. S. E. Ward, Subdivision Administrator of Metro Planning Board, that the boundary on the Honsberger subdivision between Green Belt and Residential Zones was as follows: Contour 486 from the northern boundary of the subdivision, through Lots 13, 14, 15 and 16, and from that point, Contour 484 to the southern limit of the subdivision, *

G. S. Shipp & Sons letter of August 16th explained that an error had been made in locating the house on Lot 15, Plan 547, bringing the side yard below N.H.A. requirements, and they therefore sought permission to deed the most southerly 2 feet throughout Lots 16 and 17 to the purchaser of Lot 15, so as to adjust the sideyard dimensions of Lot 15. Apprival was granted.

* No building may be erected in the Green Belt zone and the subdivider is to be asked to include this stipulation in the deeds to the purchasers of these lots.

Meeting adjourned at 11.00 P.M.

Arthur Leech

The Planning Board meeting of September 11, 1956, was attended by Messrs. Gurnell, Mishaw, A. Arch, Wingfelder, Mendell and Mrs. Willis.

After the reading of the minutes of the August 22nd meeting Mr. Wingfelder moved their adoption, with Mr. Mishaw seconding the motion.

The Christl application for permit to build an addition to their apartment house on Church Street was held pending receipt of lot and building plans.

The next item of business was Mr. Charlton's application to erect a factory on William Street which is at present a residential zone. While the Board were in sympathy with the application and regretted causing any delay, to grant the permit before approval of the official plan amendment would be illegal and the Board therefore had no alternative but to withhold action for the time being.

Mr. W. M. King submitted an application with building plan which did not entirely conform to the zoning by-law requirements and was therefore asked to make the necessary changes before re-submission.

Approval was granted to Shipp & Son application to adjust the dimensions of Lot 161, by an addition from Lot 160, because of an error in locating the house on Lot 161.

It was decided to write Council asking them to draw to the attention of the Building Inspector that in issuing building permits, the zoning by-law requirements must be adhered to.

Mr. Deacon and the Board then proceeded to a consideration of the several loose ends of the zoning by-law. Mr. Deacon undertook to go into these and to make his report and recommendations to the Planning Board at a special meeting on September 17th.

Arthur Arch

The Planning Board held a special meeting at 6.30 P.M. on September 17th to hear Mr. Deacon's report and recommendations regarding alterations to the zoning By-law.

Present were Messrs. A. Arch, W. Arch, R. Mishaw, J; Gurnell, A. Mendell and J. Wingfelder.

The Board adopted the following resolution which was moved by Mr. Mishaw and seconded by Mr. Wingfelder:

"that the changes and recommendations to Zoning By-law 1202, as made by Mr. Deacon, Planning Consultant, be adopted and be incorporated in the aforementioned by-law".

The meeting was adjourned at 8.45 P.M.

The Planning Board met on September 25, 1956, and in attendance were Messrs. Mishaw, Wingfelder, A. Arch and W. Arch and Mrs. Willis.

After the reading of the minutes of the meetings of September 11th and 17th, Mr. W. Arch moved their adoption, Mr. Wingfelder seconding the motion.

The Christl application to build an 8-apartment addition to their building on Church Street was brought before the meeting. However, before any decision could be reached, more information was needed, such as a survey showing contours, from which to calculate the area (level) of the lot, etc. Only 25% of this area can be covered by buildings, as required by zoning by-law 1202. Also it was felt that the two buildings should be separated and the parking lot located between them. It was also thought that sufficient parking area for the existing building should be provided at once before any further building is undertaken.

Mr. King, who was accompanied by Mr. Kreppner, submitted revised plans for his proposed building on part of Lot 22 at Queen and Pearl Streets. The new plans meeting all the requirements of the zoning by-law, the building permit application was approved.

After some discussion of how best to proceed with a re-study of the zoning of the whole downtown commercial area preliminary to a re-submission of Application for Amendment No. 2 (Item 3), the meeting was adjourned at 11.00 P.M.

All members were present for the Planning Board meeting of October 16, 1956.

Following the reading of the minutes of the previous meeting, Mr. Mishaw moved their adoption, Mr. Wingfelder seconding the motion.

It was decided to forward to Countil the Metro. Planning Board letter with recommendation as to policy to be followed on the green belt designations of our Official Plan.

There was further discussion with Mr. and Mrs. Christl of their application for permit to build an 8-suite addition to their apartment house on Church Street. Decision had to be postponed pending further information and checking of the minutes of the Council meeting when the application for the original building was granted.

Deed of lot on Britannia sidroad by Streetsville Construction to D. J. and E. A. Shearman was approved.

Mr. Farnham, having explained that his 82-foot lot on Queen Street had separate water and sewer connections and that separate tax bills had been rendered, at his request, on each 41 feet of frontage, asked that he be allowed to make a legal separation of two lots of 41 feet frontage each. The Board finally agreed to this subject to the Village solicitor's advice and approval.

Messrs. Locke and Scully, for Vista Development, submitted a plan for residential subdivision of the 21 acres of industrial land on the original Vista plan. No decision could be made as, of course, the eventual disposition of this land cannot be determined until after the Annexation hearing. However, the Board promised to study the plan.

On the Petrofina application to build a service station on Thomas Street, the secretary was instructed to ask the applicant to alter the lot plan so as to provide the required 100-foot set-back opposite a residential zone.

Approval of deed of Presbyterian Manse Property (60' x 150') on Queen Street South from the Presbyterian Church to Mr. W. Tolton, was granted on the undertstanding that such endorsation was not in any way to be construed as an approval of Mr. Tolton's proposed plans for the property.

Mr. Galloway's letter of October 9th asking, on Mr. Tolton's behalf, that the commercial zone be extended southward to include the Manse property, was read but no action could be taken until receipt of the decision of the Minister of Planning and Development on Application for Amendment No. 3 to the Official Plan.

Meeting was adjourned at 10.30 P.M.

Arthur Shaw

The Planning Board met on November 6, 1956, with the following present: Messrs. A. Arch, Mishaw, Mendell, Gurnell, Wingfelder and Mrs. Willis.

Adoption of the minutes of the previous meeting was moved by Mr. Gurnell and seconded by Mr. Mishaw.

Metropolitan Toronto Planning Board's recommendation of September 19th regarding Green Belt zones in Streetsville having been adcepted by Council, the Planning Board authorized the secretary to find out from the Department of Planning & Development how the matter of incorporating this in the Official Plan text should be handled.

After further discussion of the Christl proposal to extend their Church Street apartment house, the application was refused as the lot is considered unsuitable for further building.

In the light of Mr. Ward Allen's advice that to permit Mr. Farnham to divide his 82-foot lot on Queen Street into two lots would constitute an infringment of Zoning By-law 1202, Mr. Farnham's application had to be disallowed.

The Minister of Planning & Development having approved amendment No. 3 to the Official Plan, the secretary was instructed to advise Mr. Galloway, solicitor for Mr. W. Tolton, that the establishment of a printing plant in the former Presbyterian Manse property could not be sanctioned.

Mr. Hugh Lamb was present to outline his plans for a lumber storage building and sales office on the lot at the corner of James and William Streets. The lot is 130' 6" on William Street by 115' on James St. The sketch accompanying the building permit application showed the storage building set back 45' from James Street with the office building in front set back 25'. Side yard along William Street, 12'. Mr. Lamb agreed to move the storage shed back a further 5' to comply with the Zoning By-law and decided to make the side yard 10 feet. However, the 25' setback of the office building did not meet the requirements of the By-law. After a prolonged discussion the Board passed Mr. Mendell's motion, which was seconded by Mr. Mishaw, that: "the application be held over till next meeting to give Mr. Lamb time to acquire more land or to meet the By-law requirements with his present land, the Planning Board being willing to arrange a special meeting, if necessary, in order to co-operate with Mr. Lamb.

Approval was granted to the Canadian Oil Companies Ltd. application to erect a service station on the south-west corner of Queen St. and Matlock Avenue in the Shipp subdivision.

It was decided that Planning Board and Council should endeavour to hold a joint meeting on November 13th or as soon as possible thereafter for a re-study of the Official Plan.

Meeting was adjourned at 10.25 P.M.

Arthur Arch

On November 13, 1956, Council and Planning Board held a joint meeting with all members present except Mr. Mishaw, and Mr. W. C. Arch was elected Chairman of the meeting.

Before proceeding to a study of the Official Plan the Planning Board approved the deed of service station property by G. S. Shipp & Son to Canadian Oil Companies, this transfer having already received Council's sanction.

Mr. Tolton's building permit application of August 31st for extendion and remodelling of the former Presbyterian Manse could not be dealt with due to insufficient information.

The meeting then considered various changes to the Official Plan which seemed desirable in view of the growth of the Village and changed conditions since the original plan was made, and there was general agreement on what these revisions should be.

Meeting was adjourned at 10.45 P.M.

Arthur S. Arch

In attendance at the November 27, 1956, meeting of the Planning Board were Messrs. A. S. Arch, Mishaw, W. C. Arch, Wingfelder, and Gurnell and Mrs. Willis.

After the reading of the minutes of the two previous meetings, the adoption of those of Nov. 6th was moved by Mr. Wingfelder and seconded by Mr. Gurnell, and of those of Nov. 13th by Mr. W. C. Arch and Mr. Wingfelder.

Having heard Mr. Tolton's letter requesting a list of suitable properties for his printing business, the meeting adopted Mr. Wingfelder's motion (which was seconded by Mr. W. C. Arch, that Mr. Tolton be advised that, much as we would like to be of assistance, providing such a list does not fall within the scope of the Planning Board but that should any Board members hear of a possible property they would be pleased to advise Mr. Tolton of it.

After a discussion of Mr. H. E. Jones' application for permission to erect a flashing, over-hanging sign at the front of his dry goods store, it was decided to recommend to Council that the permit be granted for the sign <u>without</u> flash, and subject to the revision of the Zoning By-law.

It was further decided to suggest to Council that Section 13.1-7 of the By-law re Signs be revised along the following lines: projecting, overhanging signs to be allowed; no stipulation to be made as to size; no flashing-type signs to be permitted. It was also recommended that any such revision should be made to apply only in the commercial area from Barry Street to Tannery Street and that any action on it should only be taken after the passing of the By-law by the Municipal Board.

Letter from G. S. Shipp & Son to Council seeking approval of the location of a Brewers' Warehousing store on a lot 150' x 200' on the north-east corner of Queen Street and Matlock Avenue was agreed to in principle, however, an amendment to the Official Plan will be required to make the property a commercial zone.

The wrong map having been used at the Joint Meeting of Council and Planning Board for decisions re amendments to be applied for in the Official Plan, the following was agreed upon:

(1) The commercial area on the west side of Queen Street to be extended from the present northern boundary to Caroline Street, for a depth of 200 feet from Queen Street, and thence as formerly decided, north to Ontario Street and west to the C.P.R. tracks.

(2) The land behind this new commercial area to remain industrial with its northern boundary defined as the line between the East Half of Lots 4 and 5, Con. V, W.H.S.

(3) The Open Space zone west of the C.P.R. tracks, which appeared as Industrial,on the uncorrected map used at the Joint Meeting, to remain Open Space.

All other decisions made at the Joint Meeting were unaffected.

The meeting was adjourned at 10.00 P.M.

J. B. Wills.

Planning Board met on December 18, 1956, with Messrs. Gurnell, W. C. Arch, Wingfelder and Mrs. Willis present, and later, Mr. Arthur Arch. Mrs. Willis acted as Chairman.

Adoption, as read, of the minutes of the previous meeting was moved by Mr. Arch and seconded by Mr. Wingfelder.

After some discussion of Mrs. W. King's application to divide her lot at Queen and Pearl Streets into two lots with the boundary between irregular to accommodate the original house, it was decided to ask the applicant to make the lot lines straight, with an easement for the encroachment of the house on the new lot. Approval of the application was withheld pending this adjustment.

The secretary was instructed to forward payment to Mr. Deacon for his services in the revision of the zoning by-law.

The meeting was adjourned at 9.20 P.M.

Arthur S Arch